

**MINUTES OF
ARROWHEAD ESTATES HOMEOWNRES ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS**

Date: January 26, 2016

Place: Clermont Baptist Church, Clermont, Florida

Directors Present: Karl Schneider, Judy Hilliard, Lynn Patrick, Jo Ann Hughes, Bridget Murphy and Larry Blackwell

Directors Absent: Erick Rodriguez

Others Present: John L. Bagwell, LCAM

CALL TO ORDER

Karl Schneider officiated and called the meeting to order at 6:30 P.M. and a quorum was established and proper 48 hour posted notice was verified.

SPECIAL STATEMENT BY THE VICE PRESIDENT

Judy Hilliard delivered a prepared statement to the board stating her goals and aspirations for the community and each member's service on the board of directors. The statement was received with the board's thanks.

SECURITY REPORT

John Thompson and Tom Klosterman of Alarm Protection Center delivered a demonstration of the capabilities of the new cameras at the pool area. They reported that they had met with the president, Karl Schneider, and given him instructions on installing the app on a smart device so that all board members and residents could observe the camera's data in real time from any smart device. The representatives also stated the cost of installing additional cameras at the entrances to the community, which will be considered at a future meeting..

APPROVAL OF MINUTES

Larry Blackwell made a motion to approve the minutes of the November 24, 2015 regular directors meeting, and the December 22, 2015 special budget meeting, as presented. Lynn Patrick seconded the motion and the motion was carried unanimously.

COMMITTEE REPORTS

Financial Report: Jo Ann Hughes, Treasurer, reviewed the Financial Report provided by World of Homes. After reviewing the figures, it was pointed out that there is a discrepancy in the amount of \$482.01 which shows up as a prepaid amount in Account #4162, Miguel and Maria Campos. In past reports the figure has appeared in other places. Until it can be determined where this amount should be properly reported, the board declined to approve the financial report. Mr. Bagwell, LCAM stated that he would bring

this to the attention of the accounting department and work with the auditors to determine the nature of this particular entry and determine how it should be reported.

Manager's Report: John Bagwell delivered the managers report, a copy of which is attached to these minutes.

Violation Report: John Bagwell advised that he had made an inspection a few days previous to the meeting. No violations were formally written, but one owner at 16437 Arrowhead Trail was asked to put tree trimmings back in his garage until the proper pick up time on the following Monday. Further the manager reported that he had met with Karl Schneider to get a good feel for the types of violations to be looking for once formal inspections began in early February.

Architectural Review Committee Report: Jo Ann Hughes presented 4 ARB applications, as follows:

16554 Arrowhead Trail, repainting (different color). Approved.

14512 Wishing Wind Way, installing fence. Denied for lack of drawing and dimensions.

16007 Arrowhead Trail, painting house. Approved.

16061 Arrowhead Trail, fence. Approved.

OLD BUSINESS

It was decided that another news letter should go out prior to Easter

Larry Blackwell volunteered to coordinate the three social events for 2016, a date for the community garage sale, the Easter egg hunt, usually the week before Easter, and the Fall Festival. Larry also stated that he would check on a plumbing repair that was needed in the men's bathroom at the pool.

It was further agreed that two board meetings would be held outside at the pool area, with the exact dates to be determined at a future board meeting.

NEW BUSINESS

A proposal was presented for additional security cameras at the two entrances to the community. The cost of these two sets of cameras and supporting equipment was \$15,600.00. The board decided to defer acting on this until the February 23 board meeting, at which time the matter would be considered.

OPEN SESSION

One resident asked to address the board. Tara Woods, a renter at 16548 Arrowhead Trail had been the object of several owners' complaints regarding her dog. She stated that she wanted to be a good neighbor and asked for a copy of the rules of the association. Mr. Bagwell took her email address and promised to send her a copy of the Covenants, Conditions, and Restrictions, as recorded in the courthouse of Lake County. She was advised of the general requirements for pets by the board.

ADJOURNMENT

Larry Blackwell made a motion that the meeting be adjourned. Judy Hilliard

seconded the motion and the motion was unanimous. The meeting was adjourned at 7:55 P.M.

NEXT MEETING

February 23, 2016, 6:30 P.M., Clermont Baptist Church, Clermont, FL.

**Respectfully Submitted
For the Secretary**

John L. Bagwell, LCAM

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